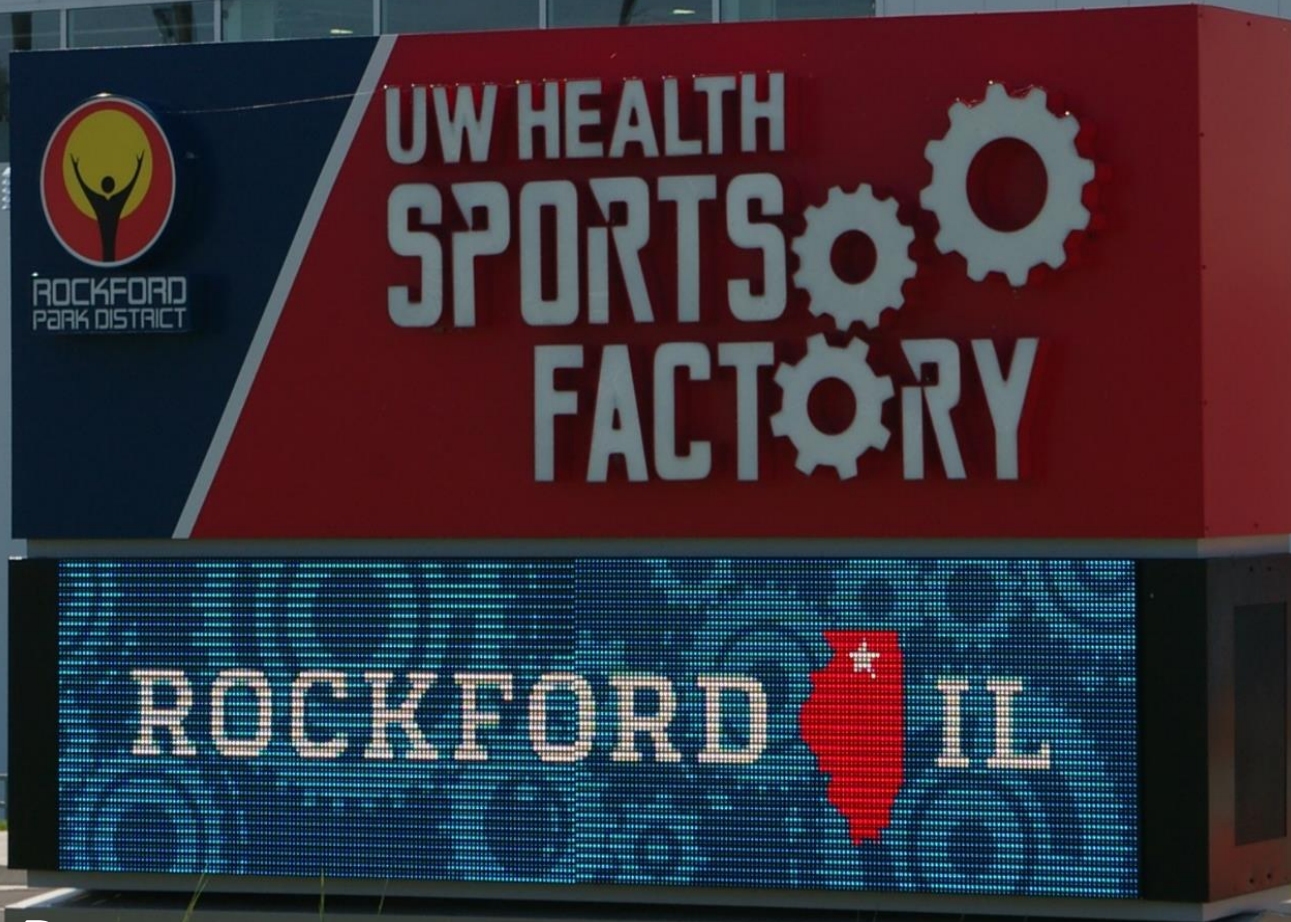


UW Health Sports Factory: A Rockford Success Story



Presented by Wayne Dust
Planning Administrator
City of Rockford



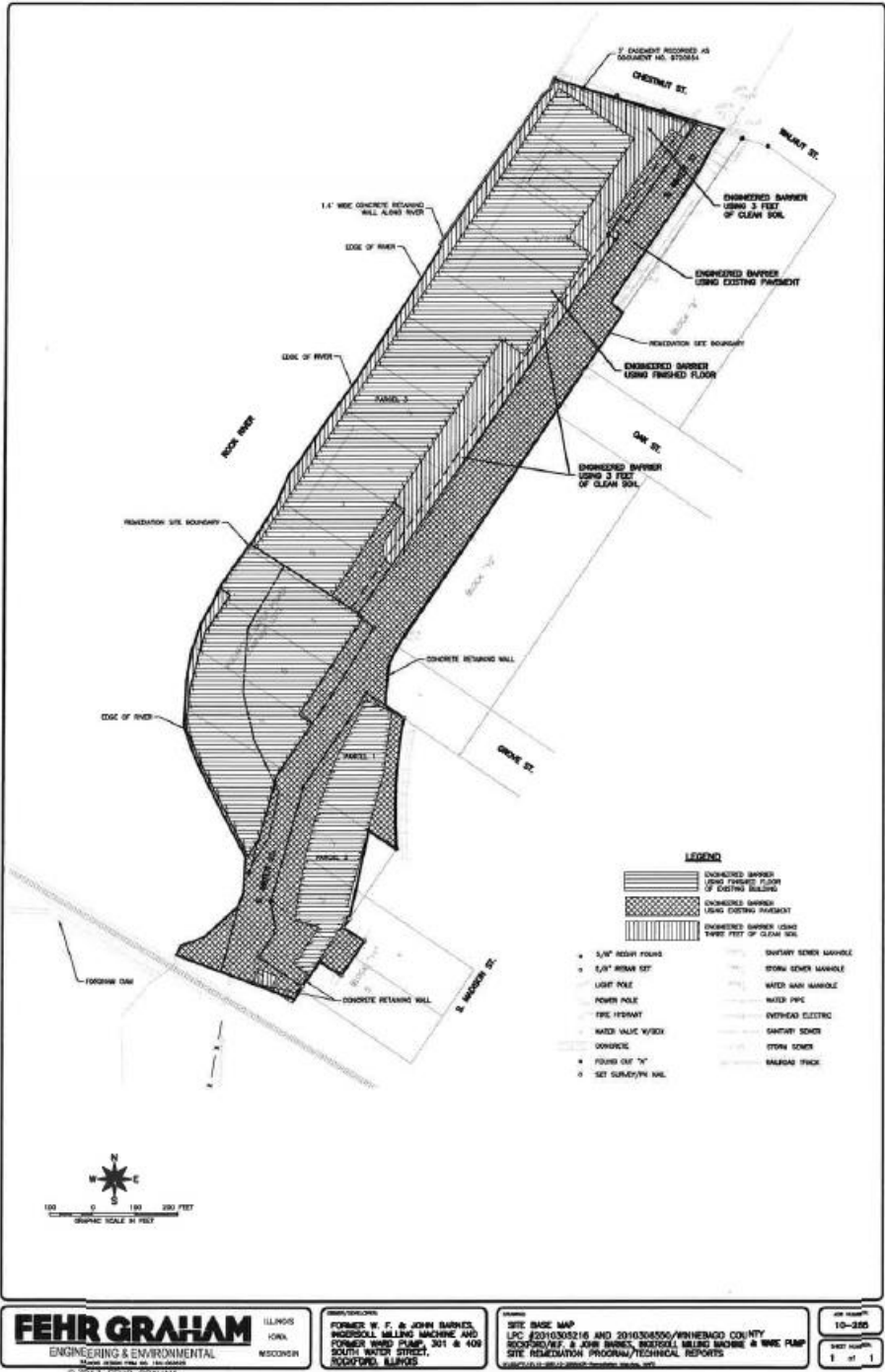
UW Health Sports Factory: A Rockford, Illinois, Success Story

City Acquired the Riverfront “Ingersoll Site”, a Five –Acre Former Industrial Site in 2002. Historically this had been the site of the W.F. and John Barnes Manufacturing facility and the Ward Pump Manufacturing facility

Environmental Site Assessment Work began in 2006 using a USEPA Assessment Grant

Completion of the Site Investigation Report, Remedial Objectives Report and Remedial Action Plan in 2010

These Reports included soil testing performed by the IEPA OSE (Office of Site Evaluation) to supplement the work performed by the City’s Consultant, Fehr-Graham and Associates



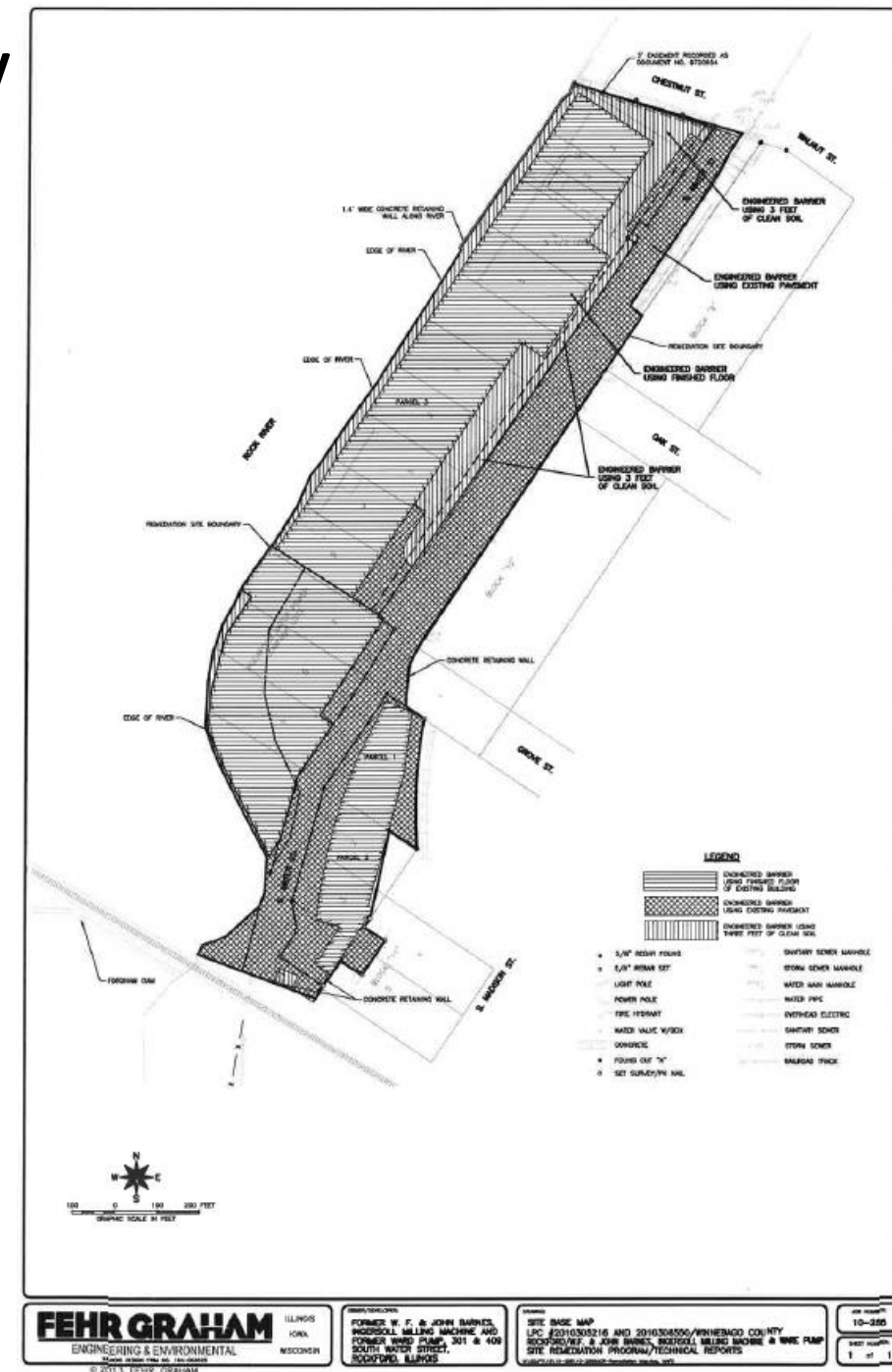
UW Health Sports Factory: A Rockford, Illinois, Success Story Continued

City Received a \$200,000 USEPA Cleanup Grant in 2010 (\$125,000 Hazardous Substances and \$75,000 Petroleum) to Cleanup

- two Soil Hot Spots located just outside the Main Building and
- Remove Petroleum Free Product from under the slab of the Main Building, very close to the Rock River
- Completed in 2012

After an Extensive Review Process, Draft No Further Remediation Letter was received on January 14, 2014

A stipulation of the Draft NFR was that the existing Floor Slabs, Paved Areas, and Landscaped areas provided an Engineered Barrier for the Site



Description of the Site: Water Street Sites and Madison Street Sites

The UW Health Sports Factory Site consists of two major sites:

- the Water Street Site and
- the Madison Street site
- these two sites have always been separated by the Union Pacific spur line (formerly Chicago and Northwestern).

They are located one block south of East State Street and its business district.



History of the Water Street Sites: W.F. and John Barnes and Ingersoll

Originally, the Water Street Site was occupied by the W.F. and John Barnes Company, Machinery Manufacturers on the northern two thirds of the site and Ward Pump on the southern, triangular-shaped portion

W. F. and John Barnes manufactured pedal-powered saws and drill presses, initially, and later, machinery.

By 1950 Ward Pump's location had been absorbed by W.F. and John Barnes as had been the Rockford Watch Factory Location to the east on Madison Street.

During the 1960's, Ingersoll Milling and Machine acquired the Waterfront Property removed the structures covering the northern two thirds of the property and constructed a 650' Long, 107' Wide Manufacturing Building in 1968

By the spring of 2002 when the City acquired the Water Street Property, the Buildings had been vacant for several years



History of the Madison Street Sites: Rockford Watch Factory and School District 205

By the 1880's, the Madison Street Site consisted of the following, from south to north: residences, the Rockford Watch Factory and Rockford Central High School.

By 1950, the residences had been removed, the Rockford Watch Factory facility had expanded with several additions to the north, south and west and had been acquired by W.F. and John Barnes while Rockford Central High School had been demolished. The High School Gymnasium, constructed to the north circa 1910 had been converted to the School District 205 Administration Building.

By 2010, only a portion of the Rockford Watch Factory building was being used and some of the additions to the north had been demolished. The School District vacated the Administration Building in 2012, moving to the former AMCORE Bank building on Seventh Street.

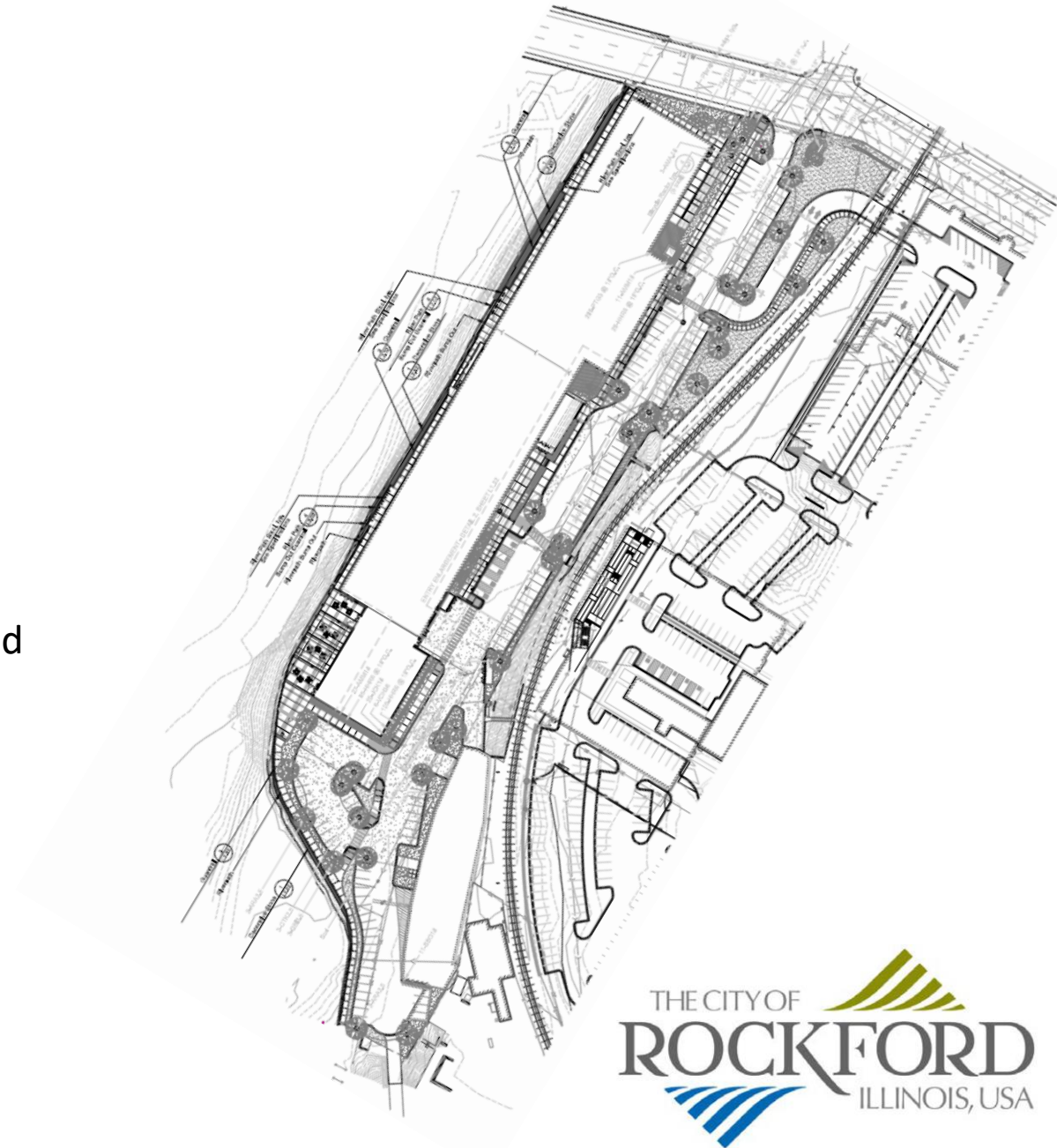


Reclaiming First Initiative: City of Rockford, Rockford Park District, Winnebago County and the City of Loves Park

This initiative recognized the need for the area to Reclaim First Place as an Outdoor Team Sports Venue and to Include a major Indoor Venue, initially discussed for the Barber Colman campus.

The Ingersoll building constructed in 1968 was evaluated and determined to be suitable for renovation to become the major component of the Indoor Sports Venue.

The triangular shaped building to the south was not adaptable, and needed to be removed to provide the Championship Court addition.



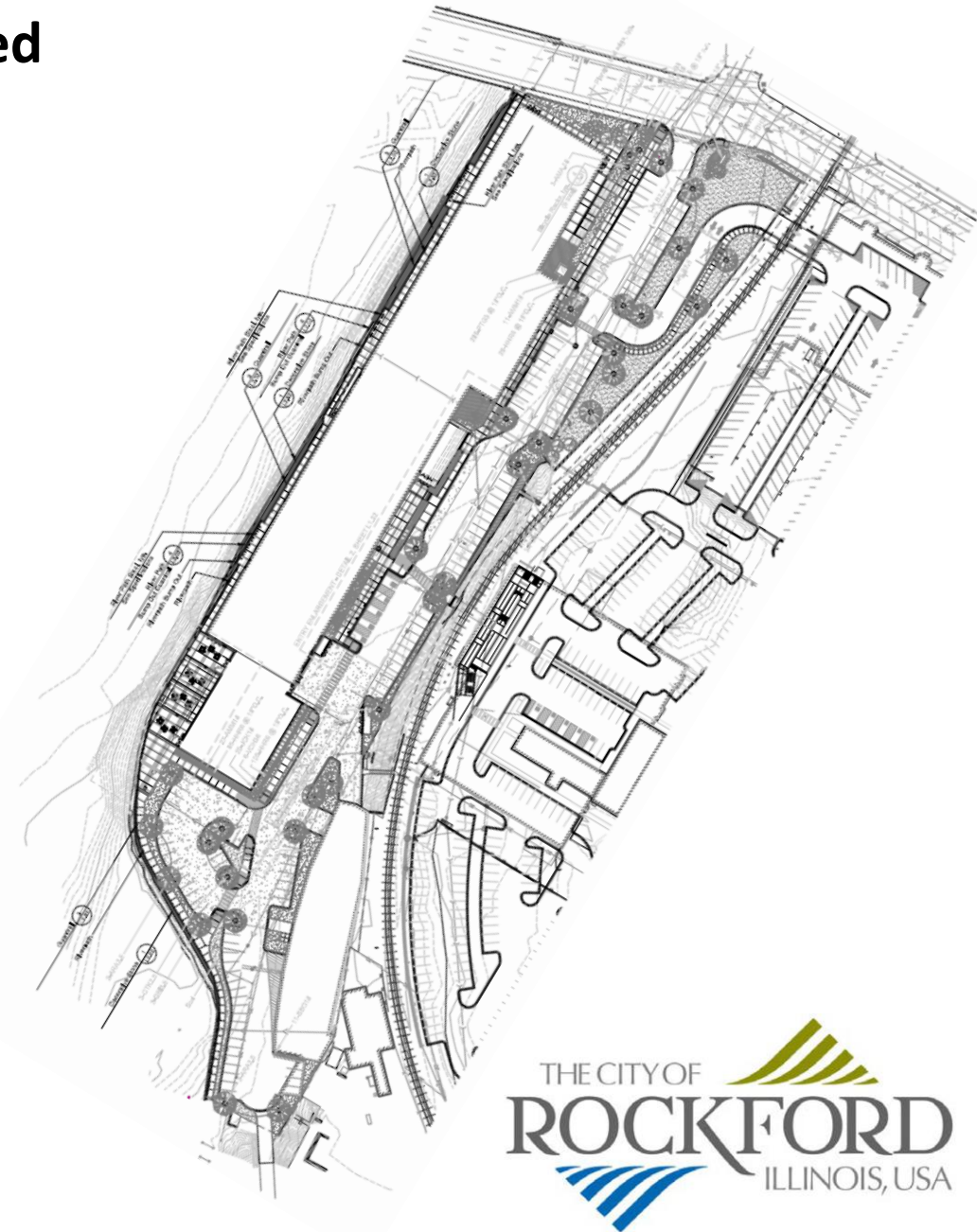
Reclaiming First Initiative: City of Rockford, Rockford Park District, Winnebago County and the City of Loves Park Continued

Additional land was needed to provide tournament parking, and, after considerable land acquisition efforts and negotiations with the Illinois Historic Preservation Agency the following was approved and implemented to provide the needed parking:

Demolition of the vacant School District 205 Administration Building and Demolition of all of the remaining additions to the Rockford Watch Factory but leaving the original 1870's structure.

Funding:

Special Legislation was passed to direct a portion of the Hotel/Motel Tax into the funding for this facility. An \$18 Million Project was identified, detailed and approved by City Council.



The “Big Wrench”

The site was subsequently determined to be within the 100 Year Flood Plain and had to be modified substantially, at a significant increase in cost, to “raise” the project out of the Flood Plain.

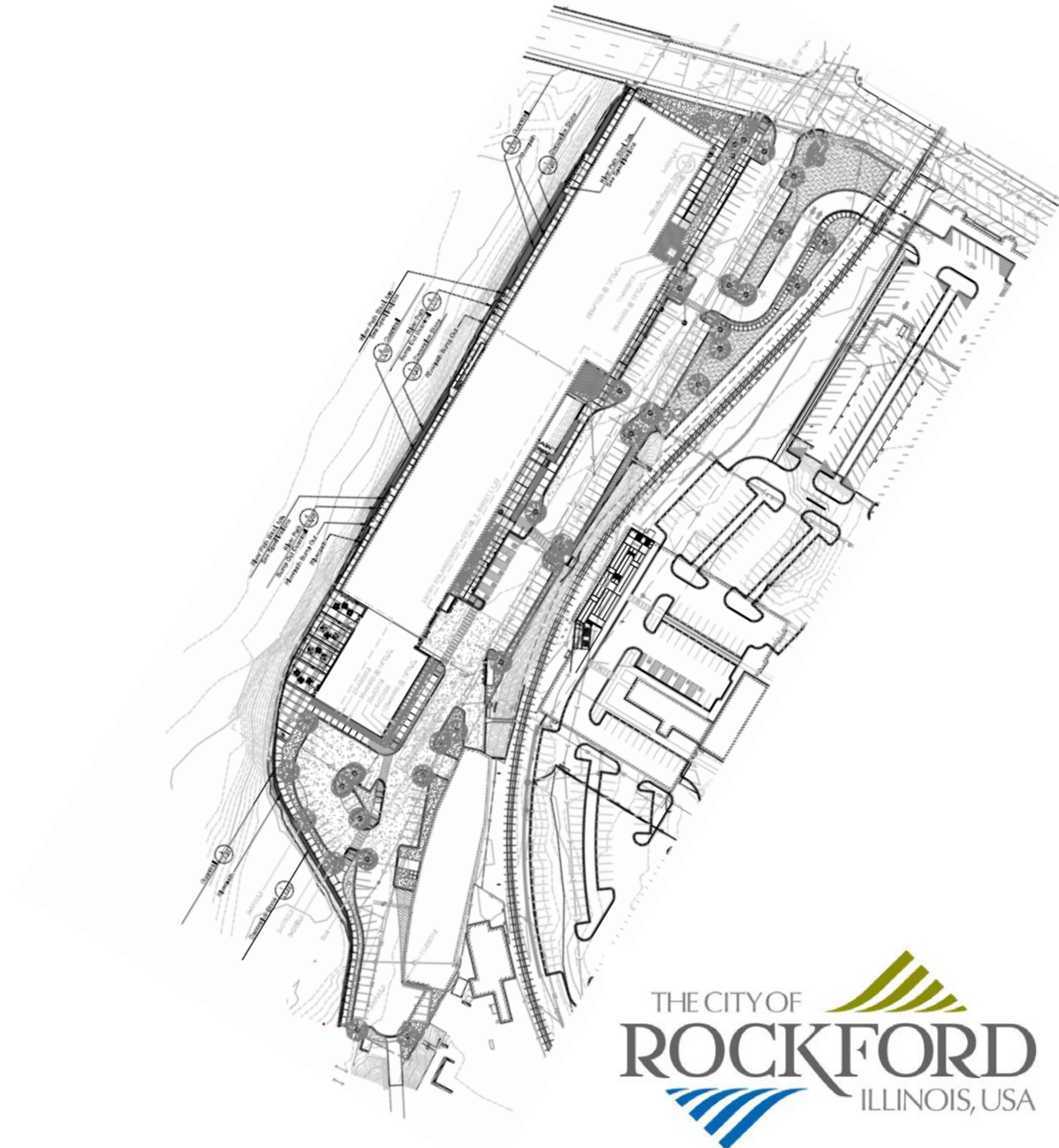
Resolution of the Flood Plain Issue:

- The major issue was that the Ground Floor Elevation of the main building and the site west of Water Street had to be raised a total of 21 inches.
- Since the entire site was deemed to be an Engineered Barrier, the Engineered Barrier has to be reestablished at an elevation that was 21 inches above the elevation of the main building.
- Revised Funding: the project became a \$24 Million Project because of the additional costs of raising the elevation of the entire site. The Funding became as follows:



Funding Sources

Grant Funding Sources	Amount
River Edge Redevelopment Zone (RERZ) Funds	\$ 3,800,000.00
IKE Disaster Recovery Relief Funds	\$ 5,389,190.00
USEPA Revolving Loan Funds: Petroleum	\$ 1,000,000.00
USEPA Revolving Loan Funds: Hazardous Substances or Program Income	\$ 460,141.00
Total Grant Revenues	\$ 10,649,331.00
Local Funding Sources: Non-Debt Service	
CIP Fund (Rockford Watch Factory Acquisition, Riverwalk/Bank Stabilization	\$ 1,500,000.00
General Fund, CIP Fund, Demolition Fund (205 Administration Building)	\$ 462,000.00
Total Local Funding Sources-non debt service	\$ 1,962,000.00
Total Project Budget	\$ 24,399,254.00
Less Grant and Local (Non Debt Service Contributions)	\$ 12,611,331.00
Remaining to be Funded	\$ 11,787,923.00
Total Bond Issuance	\$ 12,083,413.00



Rockford Watch Factory

Nov. 11, 2014



**Rockford Watch
Factory: additions
to the north, south
and west removed.**

June 25, 2015



School District 205 Administration Building: Demolition

February, 2015



Southern "Triangle"

Building viewed from the North

July 14, 2006



**Main building with
triangle building
removed**



**Sports Factory
championship
court foundation
in. Asbestos-
containing wall
panels removed
from the main
structure.**



Another view of the site after demolitions were completed and the Championship Court Floor Slab is installed



**Sports Factory
with some panels
removed.**

**Floor prepared to
be raised in
elevation by 21
inches.**



**Sports Factory
with Mezzanine
under
construction and
wall panels
removed.**

May 13, 2015



**Championship
Court framed.
New Exterior
Panels Installed**



**UW Health Sports
Factory today**



**UW Health Sports
Factory today**



UW Health Sports Factory today

Weekend tournament attendance

Total attendance June 1,
2016 through December
31, 2016 = 59,023.

Full year attendance for
2017 is expected to reach
120,000 or more.



**UW Health Sports
Factory today**



Sports Factory Today



Sports Factory
Today

